

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

42 Wright Street Heathcote VIC 3523

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range between 

\$330,000

 & 

\$350,000

### Median sale price

Median price	\$390,000	Property type	House	Suburb	Heathcote
Period - From	Jan 2021	to	Jan 2022	Source	Realestate.com

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

97 Wright Street Heathcote 3523	\$327,500	22/12/21
22 High Street Heathcote 3523	\$345,000	01/12/21
224 High Street Heathcote 3523	\$360,000	22/10/2021

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 

201/2022